



Greater Albuquerque Association of
REALTORS

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Monthly Highlights

- Pending sales of single-family detached homes showed an increase of 25.38% from the previous year.
- Single-family detached sales in May were up 22.52% from the previous year and rose 23.87% from the previous month.

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Monthly
Market
R E P O R T
May 2013

Contact

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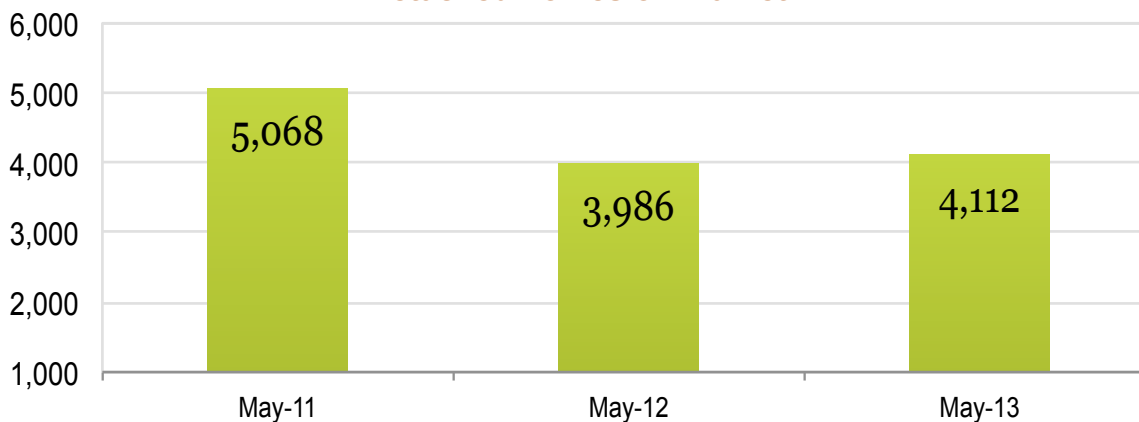
Email president@gaar.com

Market Inventory

Detached Historical

Year	2011	2012	2013
January	4,791	3,750	3,611
February	4,823	3,668	3,676
March	4,906	3,705	3,809
April	4,981	3,806	3,953
May	5,068	3,986	4,112
June	5,008	4,097	
July	5,082	4,152	
August	4,973	4,103	
September	4,703	4,081	
October	4,469	4,083	
November	4,156	3,902	
December	3,780	3,587	

Detached homes on market

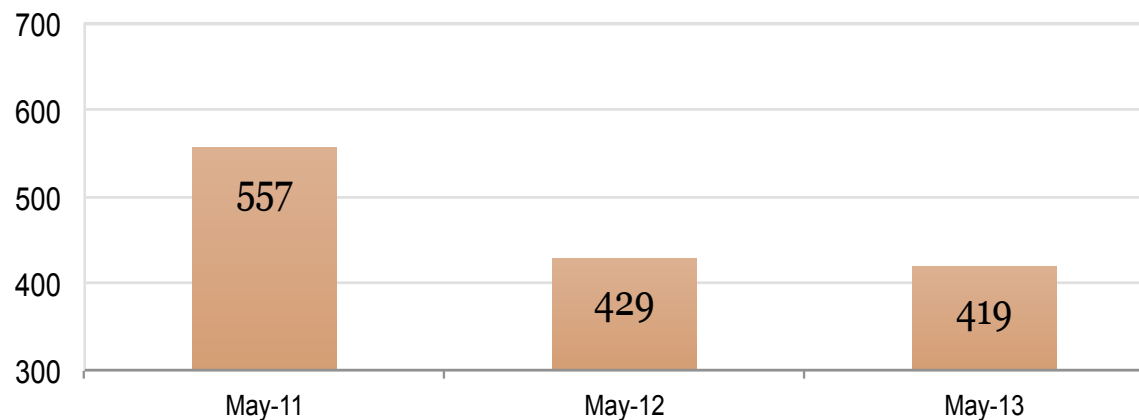


Detached represents existing single-family detached homes

Attached Historical

Year	2011	2012	2013
January	505	413	396
February	511	421	386
March	538	412	418
April	530	433	419
May	557	429	419
June	544	431	
July	554	428	
August	538	431	
September	546	437	
October	508	437	
November	487	420	
December	436	393	

Attached homes on market



Attached represents existing condo/townhomes attached homes

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Activity (New, Pending, Closed)

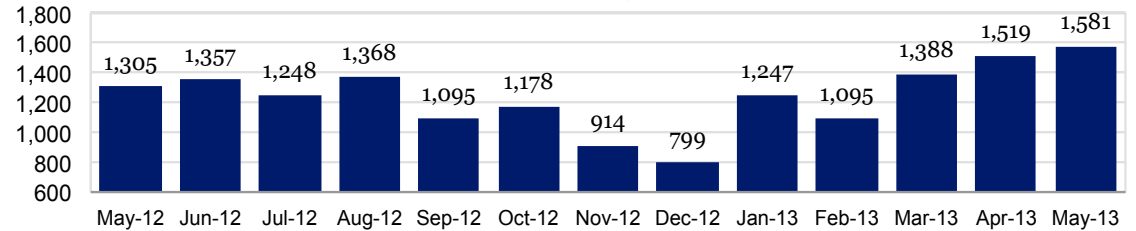
Market Activity

Month	New	Pending	Closed
May-12	1,305	997	737
Jun-12	1,357	1,047	685
Jul-12	1,248	1,057	719
Aug-12	1,368	1,027	731
Sep-12	1,095	884	653
Oct-12	1,178	900	673
Nov-12	914	779	552
Dec-12	799	720	607
Jan-13	1,247	969	480
Feb-13	1,095	913	542
Mar-13	1,388	1,108	672
Apr-13	1,519	1,280	729
May-13	1,581	1,250	903

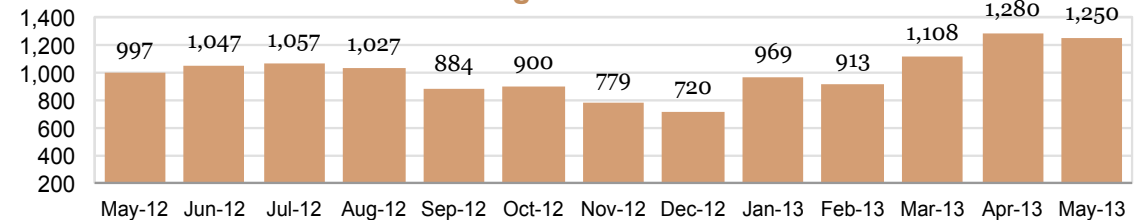
Change from last month/year

	May-13	Apr-13	May-12
New	1,581	1,519	1,305
% Change	-	4.08%	21.15%
Pending	1,250	1,280	997
% Change	-	-2.34%	25.38%
Closed	903	729	737
% Change	-	23.87%	22.52%

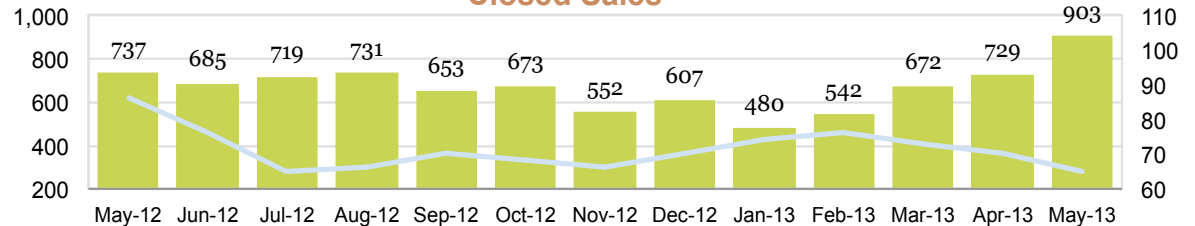
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for May 2013 detached sales was 65 .

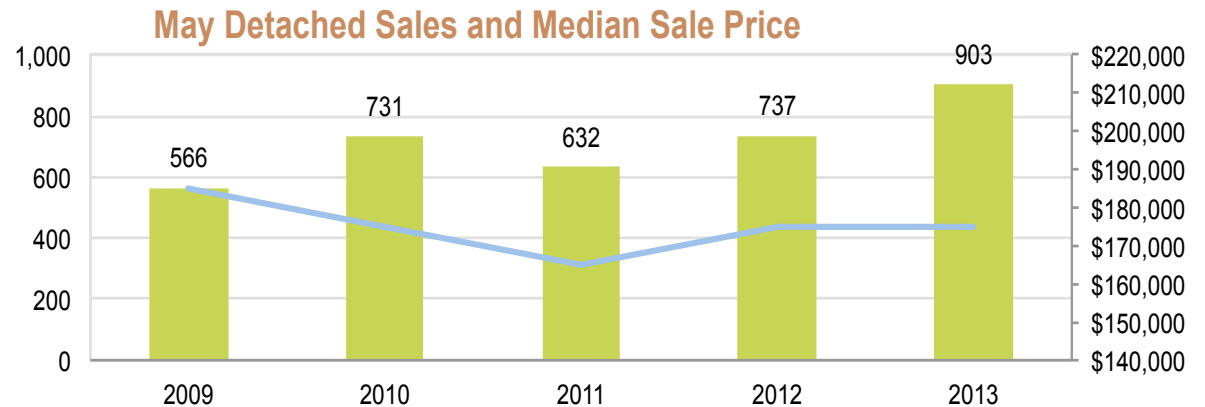
Data is for single-family detached homes

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

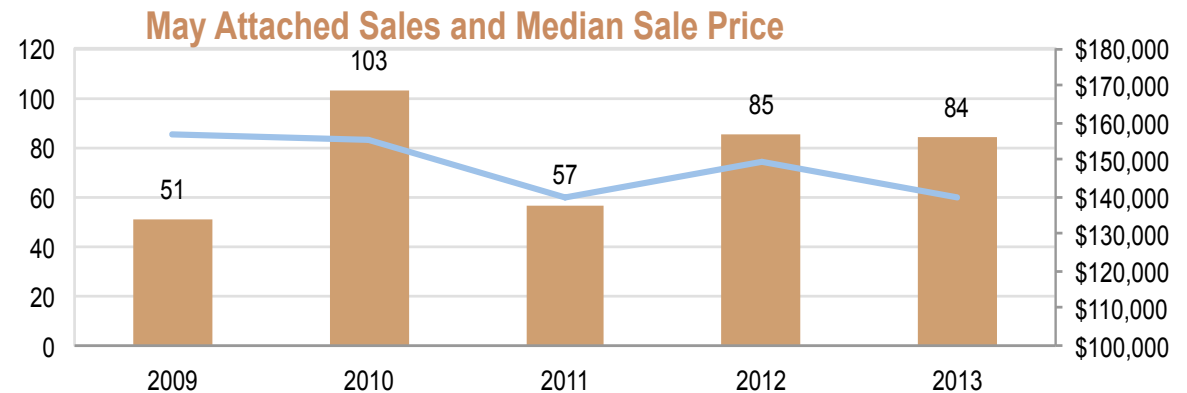
Single-family detached sales

MLS Area	Area Name	May-12	May-13
10-121	Albuquerque	522	634
130	Corrales	10	18
140-162	Rio Rancho	126	169
180	Bernalillo	11	8
190	Placitas	10	7
210-293	E. Mountains	23	27
690-760	Valencia Co.	35	40
Total	All	737	903



Condo/townhome (attached) sales

MLS Area	Area Name	May-12	May-13
10-121	Albuquerque	74	71
130	Corrales	2	0
140-162	Rio Rancho	6	11
180	Bernalillo	1	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	2	2
Total	All	85	84



MLS Areas 210-293 include East Mountains and Estancia Basin

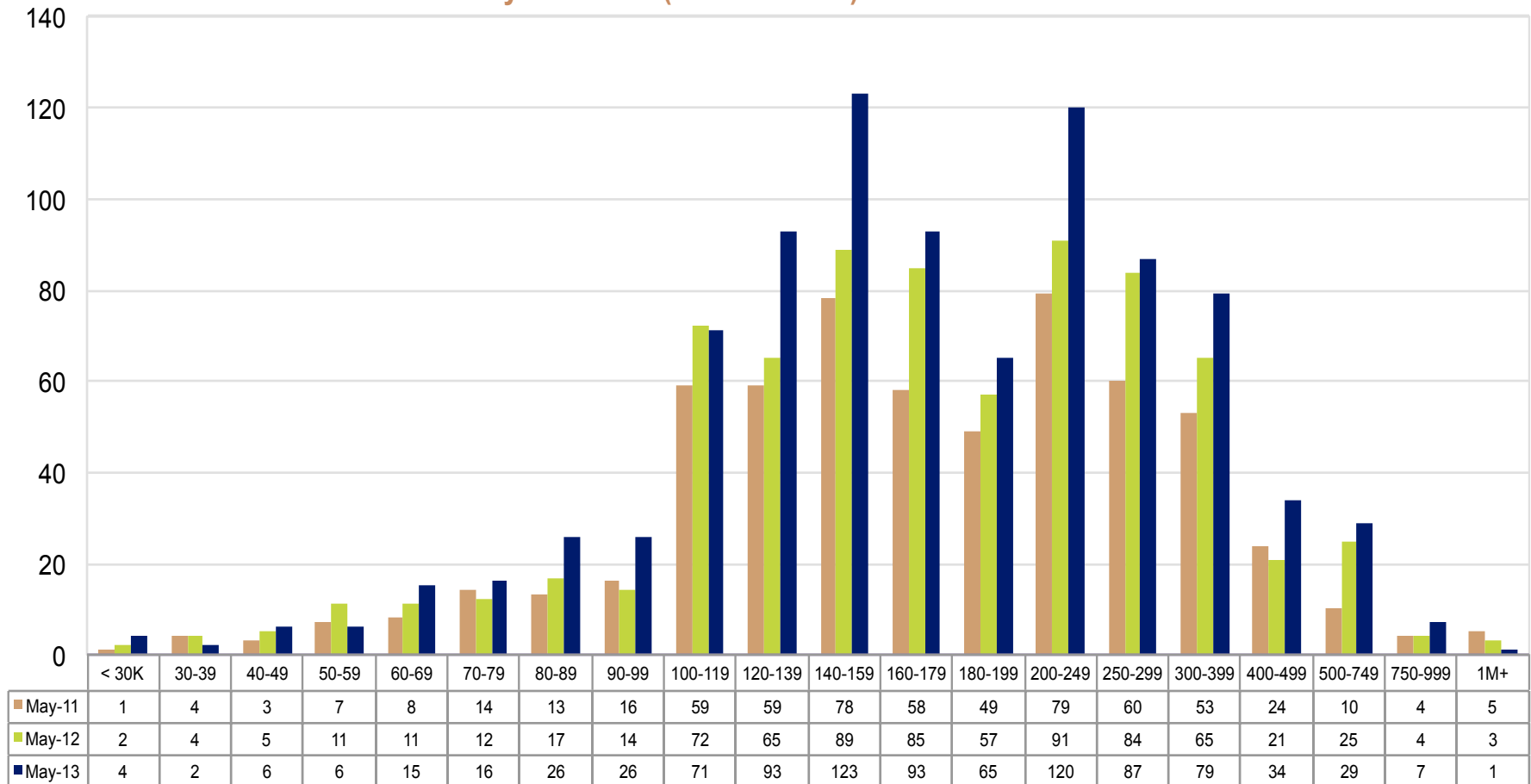
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

Line on charts represents the median sale price for that month.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Closed Sales by Price

Detached Sales by Price
May historical (in thousands)



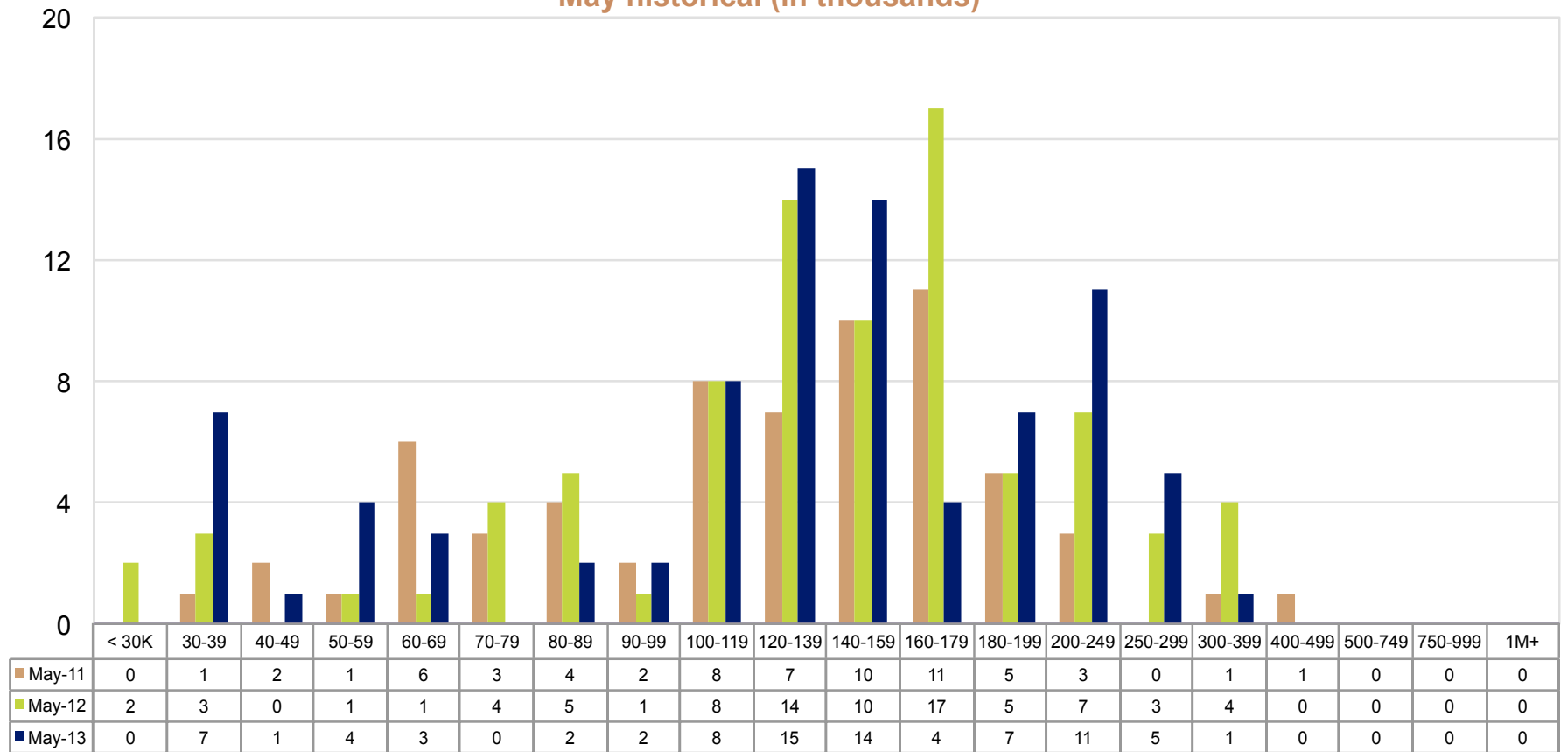
Top Selling Price Range for Detached Homes (for May 2013)

\$140,000 - \$159,000

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Closed Sales by Price

Attached Sales by Price
May historical (in thousands)



Top Selling Price Ranges for Attached Homes (for May 2013)

\$120,000 - \$139,999

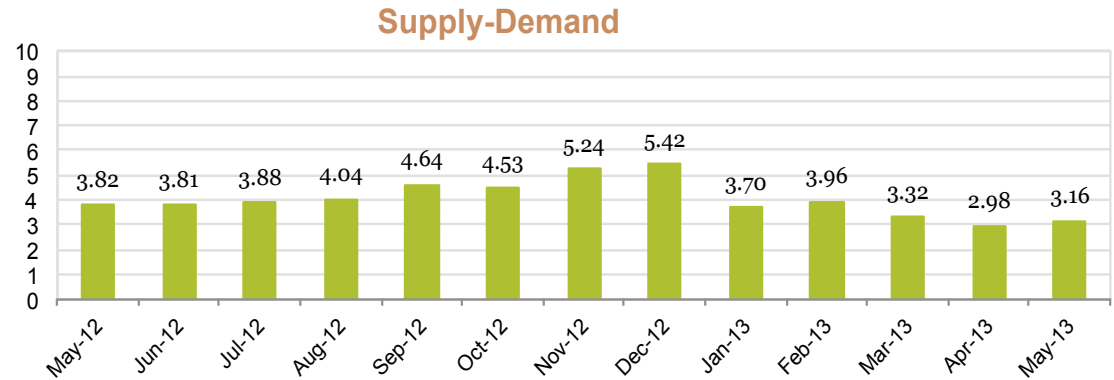
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Indicators

Supply-Demand

Year	2011	2012	2013
January	6.92	4.52	3.70
February	6.82	4.04	3.96
March	5.34	3.59	3.32
April	5.43	3.58	2.98
May	5.54	3.82	3.16
June	5.43	3.81	
July	6.14	3.88	
August	5.79	4.04	
September	6.15	4.64	
October	5.99	4.53	
November	5.99	5.24	
December	6.90	5.42	

Number of Active Listings Per Buyer (detached)

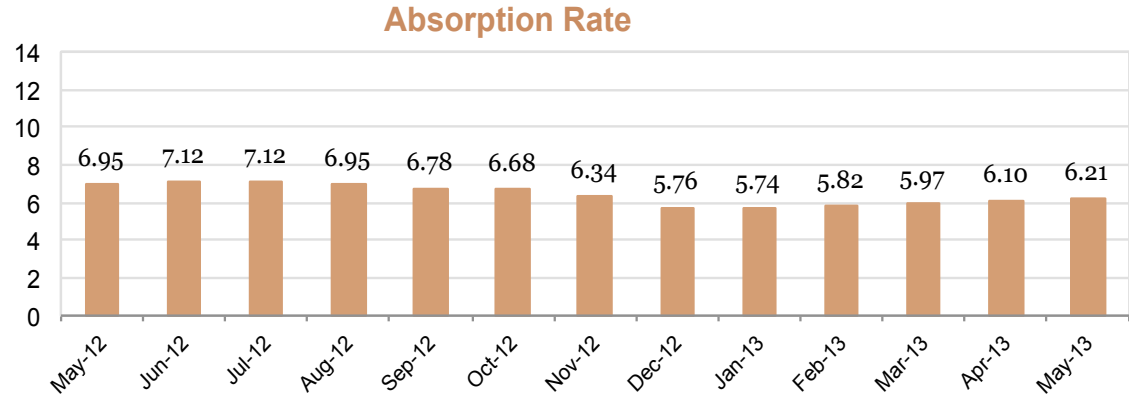


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2011	2012	2013
January	8.86	6.80	5.74
February	8.88	6.56	5.82
March	9.12	6.60	5.97
April	9.42	6.74	6.10
May	9.74	6.95	6.21
June	9.72	7.12	
July	9.76	7.12	
August	9.35	6.95	
September	8.79	6.78	
October	8.21	6.68	
November	7.61	6.34	
December	6.91	5.76	

Month Supply of Homes (detached)



The Absorption Rate measures how long it will take to exhaust or sell the current housing inventory. An average market is traditionally a six-month supply.

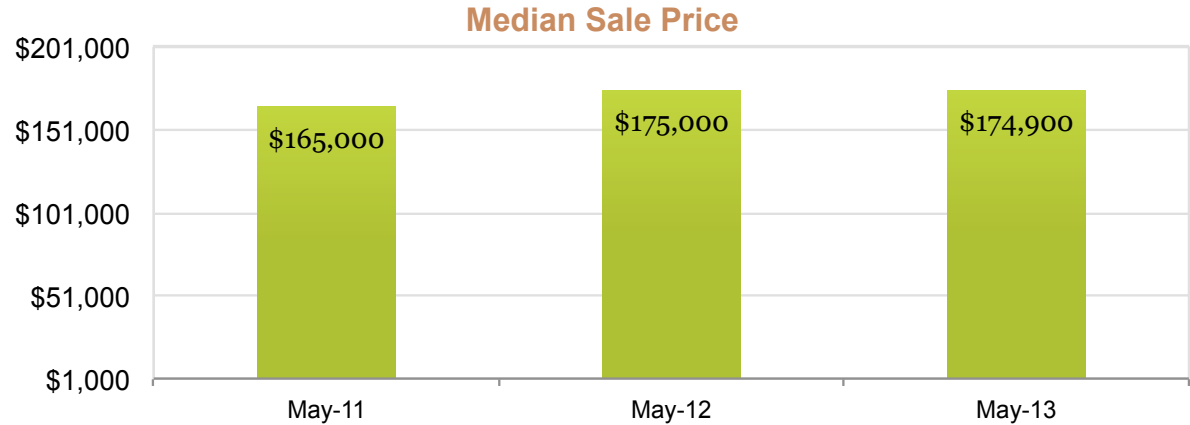
Data is for single-family detached homes

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Home Sales Prices

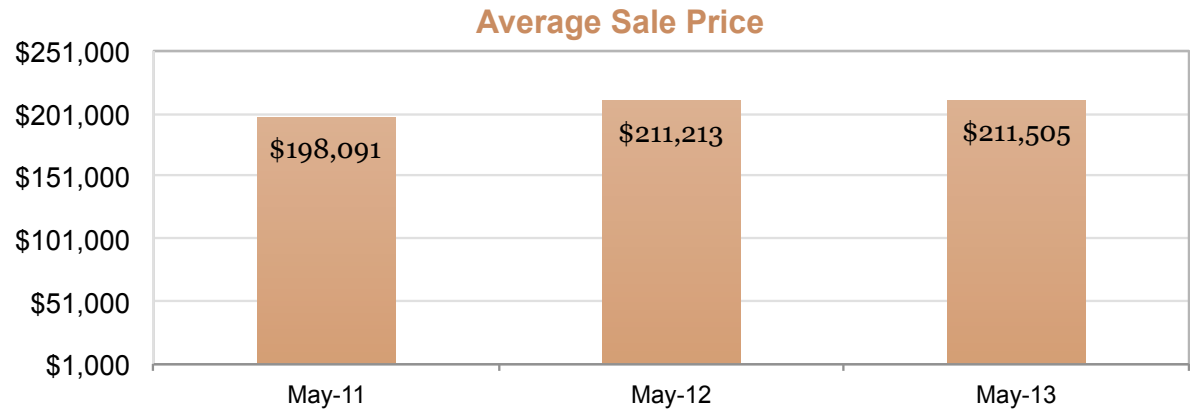
Median Sale Price

Year	2011	2012	2013
January	\$172,000	\$165,000	\$158,000
February	\$171,750	\$161,500	\$168,500
March	\$162,000	\$159,000	\$175,000
April	\$165,000	\$174,775	\$168,000
May	\$165,000	\$175,000	\$174,900
June	\$166,500	\$172,700	
July	\$178,000	\$175,000	
August	\$163,808	\$165,000	
September	\$171,500	\$172,000	
October	\$167,000	\$166,300	
November	\$160,000	\$165,000	
December	\$160,000	\$169,500	



Average Sale Price

Year	2011	2012	2013
January	\$201,239	\$194,352	\$186,051
February	\$220,299	\$195,165	\$203,514
March	\$199,683	\$189,676	\$202,605
April	\$196,321	\$211,186	\$197,908
May	\$198,091	\$211,213	\$211,505
June	\$207,042	\$207,679	
July	\$210,788	\$210,685	
August	\$197,671	\$201,833	
September	\$196,402	\$203,016	
October	\$201,874	\$202,827	
November	\$194,830	\$204,653	
December	\$195,861	\$211,191	



Data is for single-family detached homes

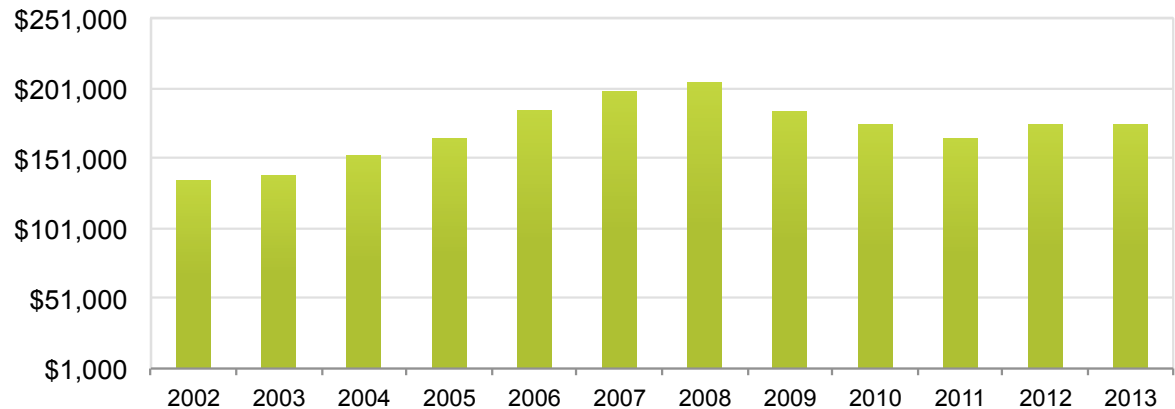
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

May Home Sales Prices - Year to Year

Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2002	\$134,950	3.89%
2003	\$138,998	3.00%
2004	\$153,000	10.07%
2005	\$165,000	7.84%
2006	\$185,000	12.12%
2007	\$199,000	7.57%
2008	\$205,000	3.02%
2009	\$184,750	-9.88%
2010	\$175,000	-5.28%
2011	\$165,000	-5.71%
2012	\$175,000	6.06%
2013	\$174,900	-0.06%

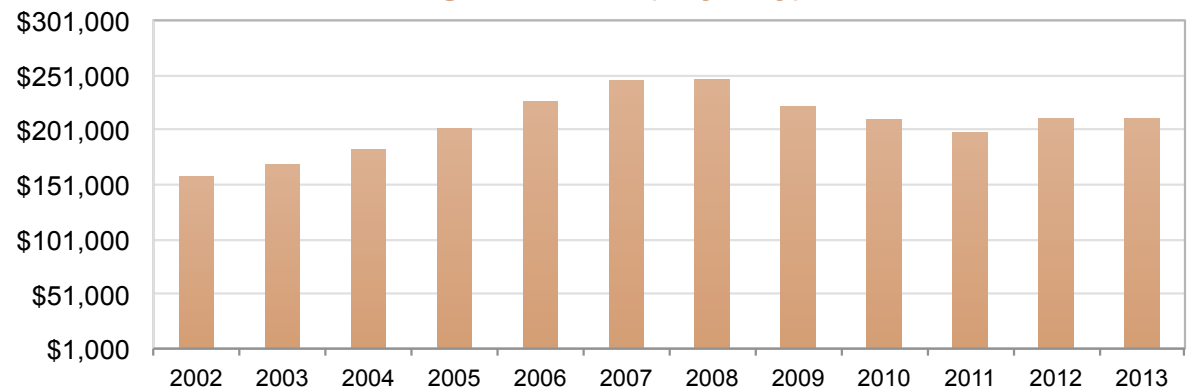
Median Sale Price (May only)



Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2002	\$158,374	4.28%
2003	\$169,235	6.86%
2004	\$183,288	8.30%
2005	\$202,273	10.36%
2006	\$226,835	12.14%
2007	\$246,062	8.48%
2008	\$247,295	0.50%
2009	\$222,070	-10.20%
2010	\$210,406	-5.25%
2011	\$198,091	-5.85%
2012	\$211,213	6.62%
2013	\$211,505	0.14%

Average Sale Price (May only)



Data is for single-family detached homes

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Listing Activity by Zip Code (May)

May 2013 Listing Activity by Zip Code

Zip Code	Active listings	Sold Listings	% of All Sales	Zip Code	Active listings	Sold Listings	% of All Sales	Zip Code	Active listings	Sold Listings	% of All Sales
87001	6	1	0.11%	87059	103	6	0.66%	87122	123	35	3.88%
87002	169	9	1.00%	87061	4	0	0.00%	87123	155	30	3.32%
87004	70	7	0.78%	87063	1	0	0.00%	87124	381	89	9.86%
87006	3	0	0.00%	87068	19	4	0.44%	87144	293	80	8.86%
87008	26	0	0.00%	87102	61	8	0.89%				
87015	122	10	1.11%	87104	72	11	1.22%				
87016	17	0	0.00%	87105	123	21	2.33%				
87023	3	0	0.00%	87106	49	19	2.10%				
87026	2	0	0.00%	87107	137	17	1.88%				
87031	245	26	2.88%	87108	87	23	2.55%				
87032	2	0	0.00%	87109	72	29	3.21%				
87035	29	3	0.33%	87110	128	42	4.65%				
87036	21	0	0.00%	87111	185	57	6.31%				
87042	17	1	0.11%	87112	154	53	5.87%				
87043	103	7	0.78%	87113	54	24	2.66%				
87047	75	8	0.89%	87114	345	112	12.40%				
87048	106	18	1.99%	87120	316	71	7.86%				
87056	5	0	0.00%	87121	229	82	9.08%				

Any Zip code that is located in the Southwest MLS Service Area that had at least 1 Active listing or 1 Sale that month will be included in the Zip Code report.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Overview

2013		(DET) 2013	(DET) 2012	Percent Change	(ATT) 2013	(ATT) 2012	Percent Change	(DET+ATT) 2013 Year-to- Date	(DET+ATT) 2012 Year-to- Date	Percent Change
New Listings	Apr	1,519	1,328	14.38%	144	132	9.09%	5,611	5,068	10.71%
	May	1,581	1,305	21.15%	151	119	26.89%	7,343	6,492	13.11%
	Jun		1,357			117			7,966	
Pending Sales	Apr	1,280	1,034	23.79%	107	87	22.99%	4,653	4,158	11.90%
	May	1,250	997	25.38%	120	78	53.85%	6,023	5,233	15.10%
	Jun		1,047			97			6,377	
Closed Sales	Apr	729	604	20.70%	72	65	10.77%	2,659	2,322	14.51%
	May	903	737	22.52%	84	85	-1.18%	3,646	3,144	15.97%
	Jun		685			39			3,868	
Dollar Volume of Closed Sales (in millions)	Apr	\$144.3	\$127.6	13.09%	\$10.3	\$8.9	15.73%	\$513.0	\$447.4	14.66%
	May	\$191.0	\$155.7	22.66%	\$12.2	\$12.7	-3.94%	\$716.2	\$615.8	16.30%
	Jun		\$142.3			\$5.1			\$763.2	
Median Sales Price	Apr	\$168,000	\$174,775	-3.88%	\$126,750	\$135,000	-6.11%	--	--	--
	May	\$174,900	\$175,000	-0.06%	\$139,750	\$149,650	-6.62%	--	--	--
	Jun		\$172,700			\$125,000		--	--	--
Average Sales Price	Apr	\$197,908	\$211,186	-6.29%	\$142,697	\$136,706	4.38%	--	--	--
	May	\$211,505	\$211,213	0.14%	\$145,728	\$149,604	-2.59%	--	--	--
	Jun		\$207,679			\$131,333		--	--	--
Total Active Listings Available	Apr	3,953	3,806	3.86%	419	433	-3.23%	--	--	--
	May	4,112	3,986	3.16%	419	429	-2.33%	--	--	--
	Jun		4,097			431		--	--	--
Average Days on Market	Apr	70	83	-15.66%	80	82	-2.44%	--	--	--
	May	65	86	-24.42%	78	88	-11.36%	--	--	--
	Jun		76			96		--	--	--

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Comparison

Albuquerque & Rio Rancho

City of Albuquerque		(DET) 2013	(DET) 2012	Percent Change	City of Rio Rancho		(DET) 2013	(DET) 2012	Percent Change
New Listings	Apr	987	864	14.24%	New Listings	Apr	267	205	30.24%
	May	1,025	877	16.88%		May	273	205	33.17%
	Jun		934			Jun		193	
Pending Sales	Apr	839	717	17.02%	Pending Sales	Apr	278	197	41.12%
	May	852	674	26.41%		May	254	194	30.93%
	Jun		733			Jun		190	
Closed Sales	Apr	503	420	19.76%	Closed Sales	Apr	132	97	36.08%
	May	634	522	21.46%		May	169	126	34.13%
	Jun		471			Jun		129	
Median Sales Price	Apr	\$170,825	\$170,000	0.49%	Median Sales Price	Apr	\$153,000	\$172,900	-11.51%
	May	\$177,750	\$173,350	2.54%		May	\$152,500	\$165,834	-8.04%
	Jun		\$172,000			Jun		\$169,500	
Average Sales Price	Apr	\$202,415	\$213,227	-5.07%	Average Sales Price	Apr	\$170,923	\$192,305	-11.12%
	May	\$214,635	\$209,054	2.67%		May	\$174,803	\$187,197	-6.62%
	Jun		\$205,873			Jun		\$190,063	
Total Active	Apr	2,184	2,228	-1.97%	Total Active	Apr	669	542	23.43%
	May	2,285	2,344	-2.52%		May	675	560	20.54%
	Jun		2,427			Jun		564	
Average Days on Market	Apr	64	77	-16.88%	Average Days on Market	Apr	84	92	-8.70%
	May	60	81	-25.93%		May	63	84	-25.00%
	Jun		62			Jun		83	

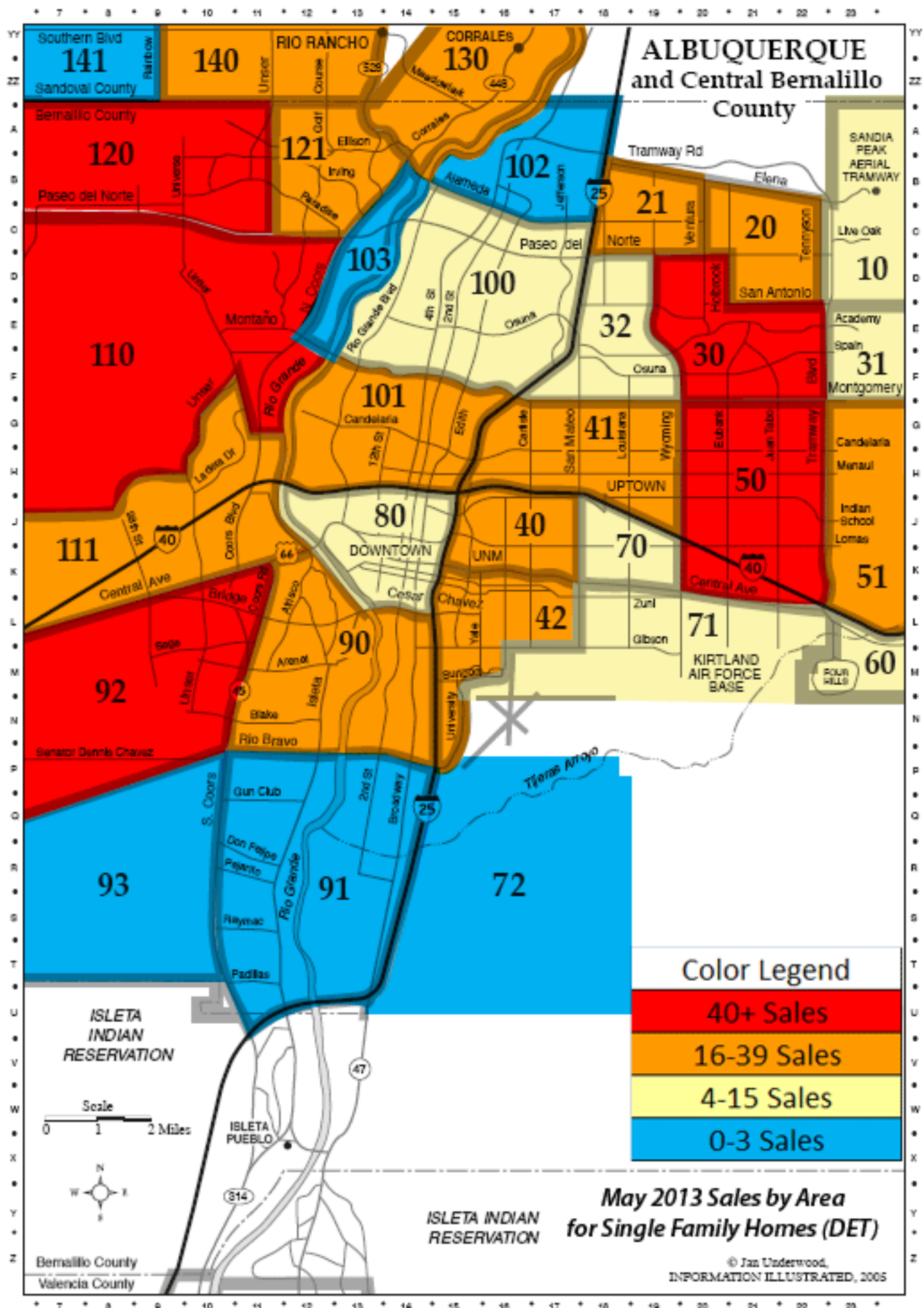
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Market Comparison

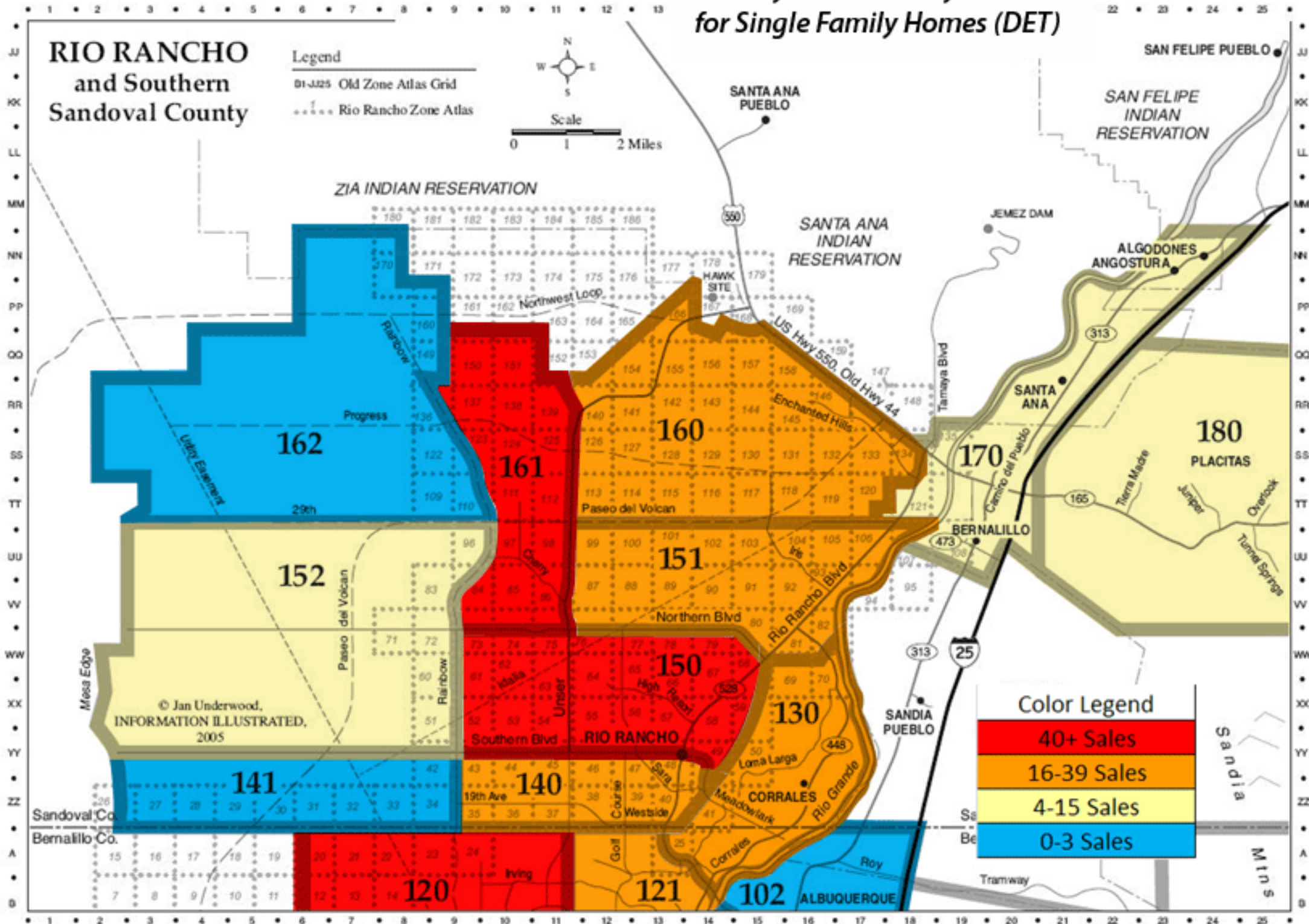
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2013	(DET) 2012	Percent Change	Valencia County		(DET) 2013	(DET) 2012	Percent Change
New Listings	Apr	103	80	28.75%	New Listings	Apr	100	111	-9.91%
	May	101	93	8.60%		May	117	76	53.95%
	Jun		101			Jun		77	
Pending Sales	Apr	56	33	69.70%	Pending Sales	Apr	66	57	15.79%
	May	57	38	50.00%		May	63	57	10.53%
	Jun		45			Jun		50	
Closed Sales	Apr	34	34	0.00%	Closed Sales	Apr	40	28	42.86%
	May	27	23	17.39%		May	40	35	14.29%
	Jun		34			Jun		33	
Median Sales Price	Apr	\$206,500	\$227,000	-9.03%	Median Sales Price	Apr	\$117,400	\$125,250	-6.27%
	May	\$237,000	\$220,500	7.48%		May	\$106,950	\$130,000	-17.73%
	Jun		\$231,538			Jun		\$127,500	
Average Sales Price	Apr	\$237,342	\$231,880	2.36%	Average Sales Price	Apr	\$131,914	\$128,348	2.78%
	May	\$249,030	\$255,096	-2.38%		May	\$133,907	\$135,023	-0.83%
	Jun		\$258,377			Jun		\$133,313	
Total Active	Apr	391	364	7.42%	Total Active	Apr	448	419	6.92%
	May	410	397	3.27%		May	458	420	9.05%
	Jun		404			Jun		435	
Average Days on Market	Apr	95	91	4.40%	Average Days on Market	Apr	72	110	-34.55%
	May	101	133	-24.06%		May	88	94	-6.38%
	Jun		142			Jun		144	

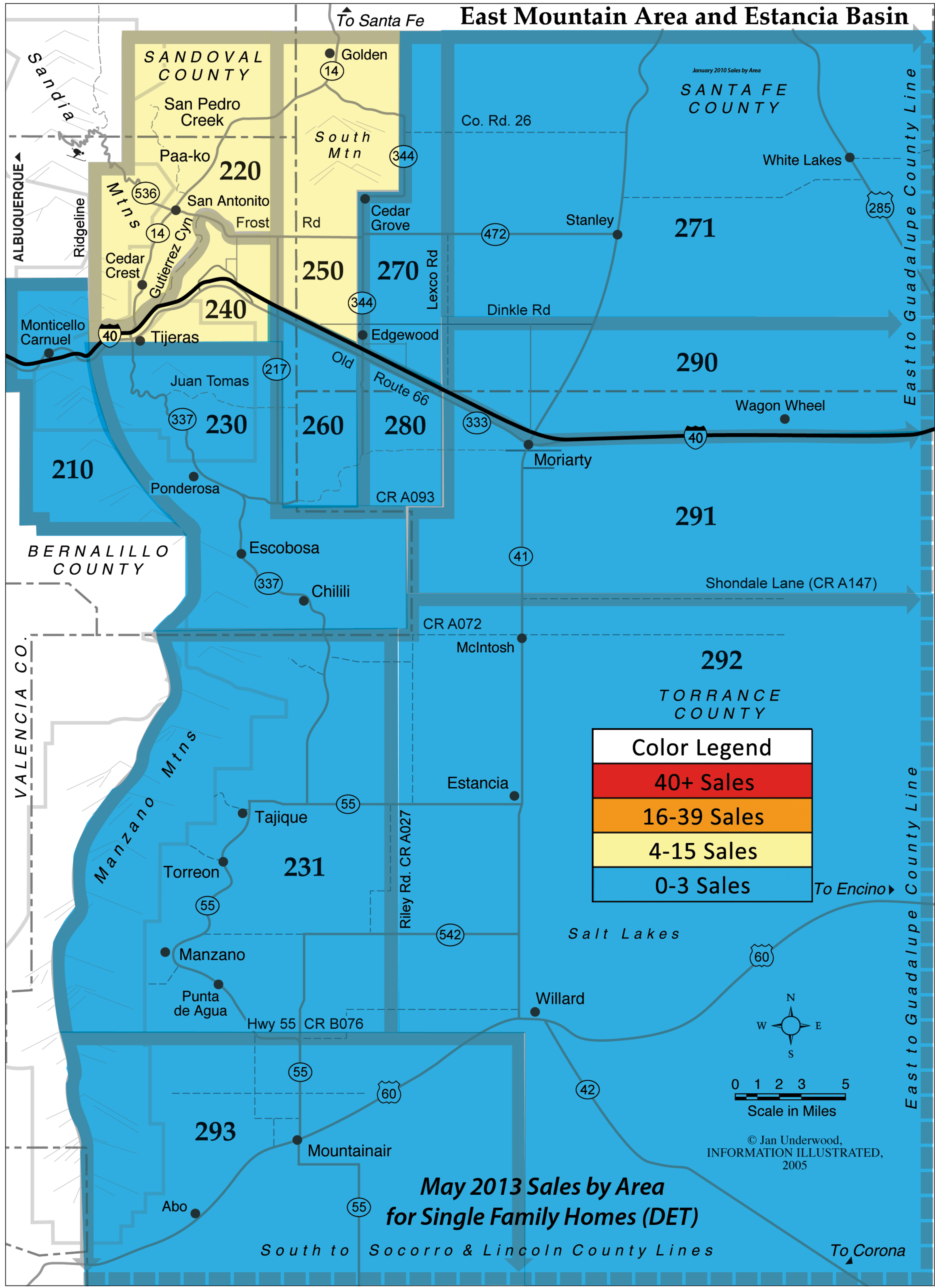
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May 2013 Sales by Area for Single Family Homes (DET)



East Mountain Area and Estancia Basin



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